

091.0

0003

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

876,500 / 876,500

USE VALUE:

876,500 / 876,500

ASSESSED:

876,500 / 876,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		WOODSIDE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRESCIA MICHAEL F & RUTH A	
Owner 2:	
Owner 3:	

Street 1: 142 WOODSIDE LANE
Street 2:

Twn/Cty: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: BRESCIA RUTH A -
Owner 2: -
Street 1: 142 WOODSIDE LANE
Twn/Cty: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION							
This parcel contains 9,480 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1986, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrrms.							

OTHER ASSESSMENTS							
Code	Descrip/No	Amount	Com. Int				

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	5									493,081						493,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		9480.000		383,400				493,100		876,500					
Total Card		0.218		383,400				493,100		876,500		Entered Lot Size			
Total Parcel		0.218		383,400				493,100		876,500		Total Land:			
Source:		Market Adj Cost				Total Value per SQ unit /Card:		442.68		/Parcel: 442.6		Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,400	0	9,480.	493,100	876,500	876,500	Year End Roll	12/18/2019
2019	101	FV	295,800	0	9,480.	500,100	795,900	795,900	Year End Roll	1/3/2019
2018	101	FV	295,800	0	9,480.	373,300	669,100	669,100	Year End Roll	12/20/2017
2017	101	FV	295,800	0	9,480.	338,100	633,900	633,900	Year End Roll	1/3/2017
2016	101	FV	295,800	0	9,480.	324,000	619,800	619,800	Year End	1/4/2016
2015	101	FV	289,100	0	9,480.	274,700	563,800	563,800	Year End Roll	12/11/2014
2014	101	FV	289,100	0	9,480.	260,600	549,700	549,700	Year End Roll	12/16/2013
2013	101	FV	289,100	0	9,480.	247,900	537,000	537,000		12/13/2012

Parcel ID 091.0-0003-0011.A

!7406!

PRINT

Date

Time

12/10/20

22:02:49

LAST REV

Date

Time

07/16/15

11:08:48

ekelly

7406

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESCIA RUTH A,	65519-74		6/11/2015	Convenience	100	No	No		
BRESCIA MICHAEL	27425-186		6/27/1997	Family	1	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2010	218	Re-Roof	5,400					INSTALL NEW SHINGL

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2008	Meas/Inspect	345	PATRIOT
3/30/2000	Inspected	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
8/5/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison				Full Bath: 1	Rating: Average			PDAS. OF=BMT SINK.													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: BEIGE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1986	Eff Yr Blt:			Location: 1																	
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdct: G12	Fact: .			Floor: 1																	
Const Mod:				% Own: 1																	
Lump Sum Adj:				Name: 1																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	17.1	%		No Unit	RMS	BRS	FL										
Prim Int Wall: 1 - Drywall				Functional: 1		%		1	8	4	M										
Sec Int Wall: 1	%			Economic: 1		%															
Partition: T - Typical				Special: 1		%															
Prim Floors: 3 - Hardwood				Override: 1		%															
Sec Floors: 4 - Carpet	40%			Total: 17.1		%															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES													
Subfloor: 1				Basic \$ / SQ: 135.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar: 1				Size Adj.: 1.18030298																	
Electric: 3 - Typical				Const Adj.: 0.99594003																	
Insulation: 2 - Typical				Adj \$ / SQ: 158.694																	
Int vs Ext: S				Other Features: 97495																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod: 1																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 462507																	
% Com Wall	% Sprinkled:			Depreciation: 79089																	
				Depreciated Total: 383418				WtAv\$/SQ:		AvRate:		Ind.Val:									
								Juris. Factor: 1.00		Before Depr: 158.69											
								Special Features: 0		Val/Su Net: 121.64											
								Final Total: 383400		Val/Su SzAd: 193.64											
MOBILE HOME				Make: 1				Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				Model: 1																	
PARCEL ID 091.0-0003-0011.A																IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
AssessPro Patriot Properties, Inc																					
More: N	Total Yard Items:																				
Total Special Features: 1																					
Total: 1																					